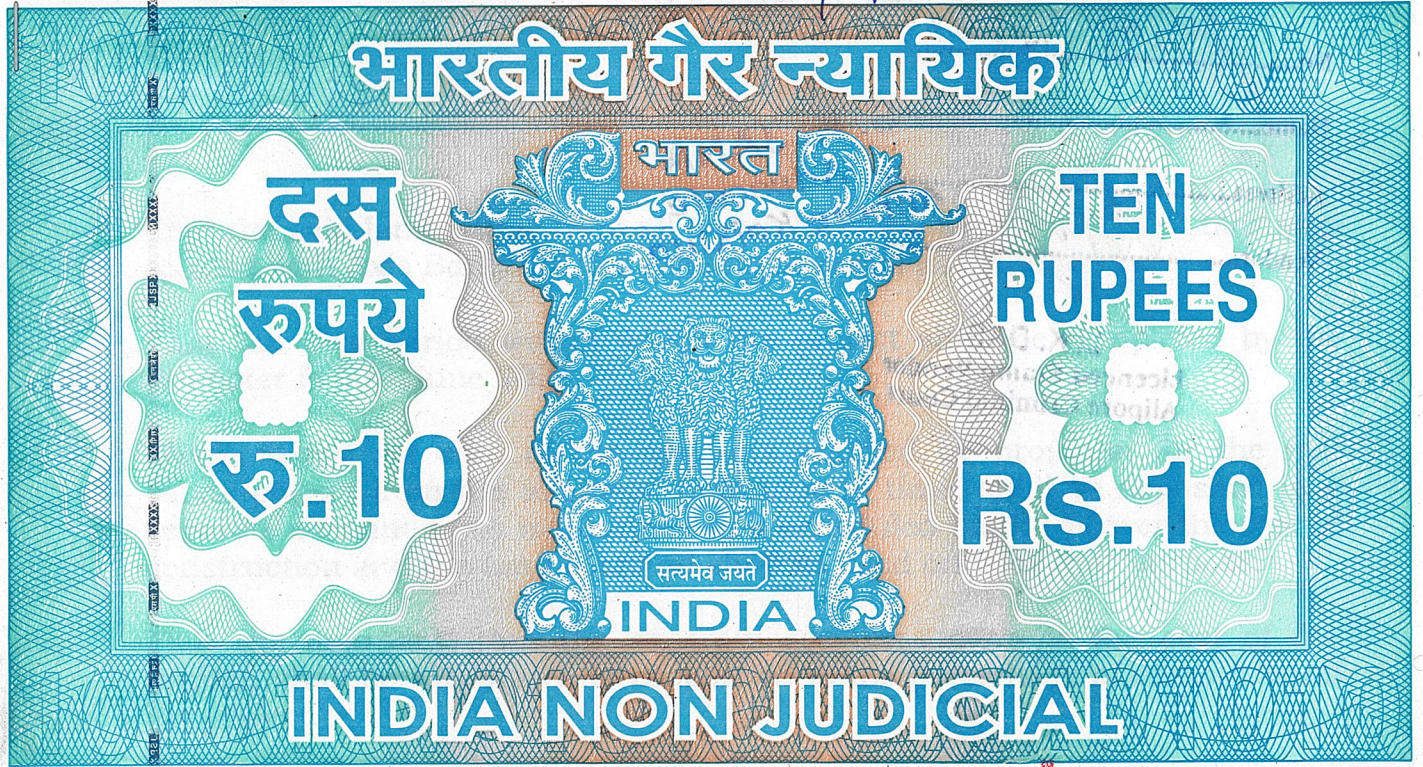
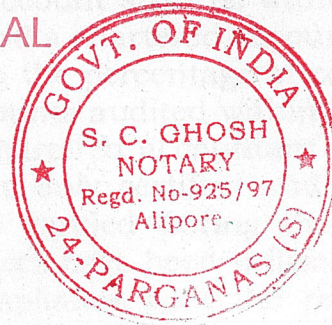


Sl. No. .... Date



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

92AB 233874



BEFORE THE NOTARY PUBLIC  
AT ALIPORE POLICE COURT

**Affidavit cum Declaration**

Affidavit cum Declaration of Vishal Jain son of Mr. Kamal Kumar Jain, aged about 43 years, R/o 493/B, G. T. Road, Shibpur, Howrah - 711 102, duly Authorised Signatory by the promoter Merlin Projects Ltd. of the proposed project 'The Statesman' at 4, Chowringhee Square, P.S. Bow Bazar, Kolkata-700 001, vide its authorization dated 05.08.2024.

I, Vishal Jain, as Authorised Signatory of the promoter of the project 'The Statesman' do hereby on behalf of the promoter solemnly declare, undertake and state as under:

That The Statesman Limited have a legal title to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

contd...2



29 AUG 2024

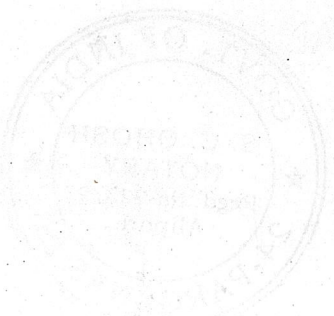
MERLIN PROJECTS LTD.  
*Vishal Jain*  
Authorised Signatory / Director



No. 529 Dt. 06/02/24 10/

Name..... S. K. JANA  
Address..... Advocate  
Vendor..... Alipore Kolkata

L. K. DAS  
Licenced Stamp Vendor  
Alipore Criminal Court



MERLIN PROJECTS LTD.  
Kolkata  
Authorized Signatory / Director





(2)



That the said land is free from all encumbrances, save and except mortgage created with Axis Bank Ltd. for availing financial assistance.

That the time period within which the project shall be completed by the promoter is 30<sup>th</sup> June 2025.

That seventy per cent of the amounts realised by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

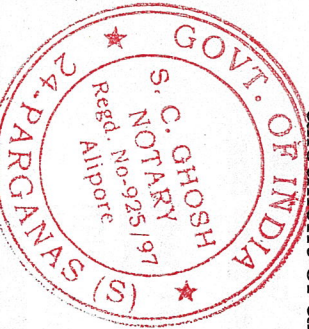
That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project that promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

That promoter shall take all the pending approvals on time, from the competent authorities.

That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

That promoter shall not discriminate against any allottee at the time of allotment of any apartment, on any grounds.

**MERLIN PROJECTS LTD.**  
*[Signature]*  
Authorized Signatory / Director



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata this 29<sup>th</sup> day of August, 2024.

**MERLIN PROJECTS LTD.**  
*[Signature]*  
Authorized Signatory / Director

**Solemnly Affirmed & Declared**  
before me on Identification

*[Signature]*

**S. C. GHOSH, Notary**  
Alipore Police Court, Kol-27  
Regd. No.-925/97, Govt. of India

Identified by me

*[Signature]*  
Advocate

*[Signature]*  
Advocate

Alipore Police Court  
Enr. No-WB/2037/1999

**7 9 AUG 2024**